











**TAG Truck Center  
City of Memphis Tax Schedule**

City of Memphis Tax Rate: \$3.40	Real Property			
	Full Taxes	% of taxes paid	Taxes Paid after Abatement	Taxes Abated
<b>Value</b>	<b>\$ 22,100,000</b>			
Year 1	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 2	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 3	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 4	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 5	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 6	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 7	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 8	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 9	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 10	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 11	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 12	\$ 300,560	25%	\$ 75,140	\$ 225,420
Year 13		25%	\$ -	\$ -
Year 14		25%	\$ -	\$ -
Year 15		25%	\$ -	\$ -
<b>Total</b>	<b>\$ 3,606,720</b>		<b>\$ 901,680</b>	<b>\$ 2,705,040</b>

**Total Real Property Taxes Abated: \$ 6,181,812**  
**Payments Made in Lieu of Taxes: \$ 2,060,604**







**City of Memphis, Shelby County, Tennessee  
TAG Truck Center  
Economic Impact and Benefit/Cost Analysis**

**Payback Summary**

Length of PILOT (years)		<b>12</b>
Total Taxes Forgone	\$	6,278,420
Hard Costs	\$	-
Total Taxes Forgone and Hard Costs	\$	6,278,420
Tax Revenues From Construction	\$	40,321
Tax Revenues From Operations During PILOT Period	\$	9,529,200
Property Tax Revenues Received During PILOT Period	\$	2,092,818
Total Tax Revenues Received During PILOT Period	\$	11,662,339
Benefit/Cost Ratio		<b>1.86</b>

**Projected Costs:**

*Hard Costs* (land, infrastructure, etc.)  
None.

*Opportunity Costs*

Local government is requested to forgo for a period of years the opportunity to collect taxes on site improvement, building, and industrial equipment that are a part of the project.

**Benefit/Cost Ratio:** The sum of tax revenues from construction, operations and property during the PILOT period divided by the total taxes forgone.

**City of Memphis, Shelby County, Tennessee  
TAG Truck Center**

**Estimated Fees**

Application Fee	\$ 3,000
Closing Fees (5% of Total Taxes Forgone) (Maximum of \$300,000) (Less Application Fee)	\$ 297,000
City of Memphis Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 1,756
Shelby County Personal Property Fees for PILOT (5% of Taxes Abated) (Maximum \$50,000)	\$ 2,256
<b>Total Fees</b>	<b>\$ 304,012</b>